

Land Use Concept B

Concept B has a focus on a large public park and new library located at the heart of the commercial area. Pedestrian walkways connect residential areas to this community center. An emphasis is on accessibility to public spaces and public transportation.

Residential Areas

The types of residential areas of Land Use Concept B consist of:

- **Cottage housing** (small, one-story or one-story with lofts) on small lots. This housing type is designated as “single-family residential.” Units may be owner-occupied or rental. In Concept B, cottage housing may be located at Harrington Circle NE, north of Harrington Avenue and NE 16th east of Harrington, and along NE 16th, facing Hillcrest School and the North Highlands Community Center. Cottage housing is particularly suited for couples without children and active seniors, and may have common open space and gardens.
- **Townhouses** (two-story, attached at sidewalls) on small, “zero lot line” lots or commonly held land (with condominium type ownership). In Concept B, townhouses would be located along arterials and local streets and have garages at the rear accessed by an alley.
- **Traditional Single-Family** (one- or two-story houses) could be built on many lots in the Highlands that are large enough to be subdivided. In Concept B, new, traditional single-family would replace similar housing now on large lots.
- **Multi-Family** (four- to five-story “mid-rise”) buildings consist of apartments. In Concept B, multi-family mid-rise buildings are located in back of two-story townhouses or mixed-use commercial-residential development.

Commercial-Residential

The mixed-use Commercial/Residential development in Concept B (“Areawide Shopping with Housing Above”) is envisioned as buildings with commercial uses such as retail and restaurants on the ground floor with two or three stories of residential above. This type of development would be located on both sides of Sunset and both sides of Harrington, south of Sunset.

Commercial

Neighborhood Commercial is a small-scale area with commercial uses that draw customers primarily from the surrounding neighborhood. In Concept B, the Neighborhood Commercial areas are on the edges of the Highlands sub-area.